

Bangkok Housing

The Bangkok Housing pool is one of the largest of all the Embassies in the world. Homes are assigned based on position grade (the grade of the job you occupy in Bangkok) and family size (as listed on official orders) using the guidelines from the FAM (Foreign Affairs Manual) and the Overseas Buildings Operations (OBO) in DC. The housing pool is broken down into two main location categories: **Nichada** (about 20 km northeast of the city) and the **Downtown** areas. The Housing Board takes in consideration many variables starting with position grade and family Size, and also consider employee's personal preferences; downtown living versus Nichada, proximity to school versus work, modern amenities, and pet-friendly options. At any given time, there are over 500 residential units in Bangkok's housing pool. Approximately 75% are apartments downtown and 25% are townhomes and single family homes in Nichada.

Downtown Sukhumvit/Sathorn

Those choosing to live downtown are generally assigned apartments. Most apartments are three bedroom units, with two bedroom apartments for some singles or couples and four bedrooms for the larger families. The apartment compounds are usually comprised of high-rises located near public transportation. Some apartments allow you to walk to work in under 15 minutes while others are slightly farther out and the commute via walk, taxi or BTS train can range from 20 – 45 minutes. Our housing pool is concentrated within a 5KM radius of the main Chancery and Embassy, down Sukhumvit to the Thonglor BTS / Soi 55 and down Sathorn to the Surasak BTS / 4KM away. Most embassy children attend one of 30+ international schools located in Bangkok. Like most major cities, Bangkok can be a bit noisy and chaotic and is generally, not very pet friendly. Downtown pet owners have a more limited number of housing options. Most apartments have swimming pools and children play areas but usually have limited green space which can be tricky with kids/pets. The city streets and sidewalks are also not stroller or bike friendly – in most areas there actually are no sidewalks and in others the street vendors and motorbike taxis have taken over the sidewalks. Many offset this need for green space by visiting the city's nice public parks and getting out of the city on the weekends.

Nichada Thani

The Nichada Thani neighborhood is a mixture of high rise apartments and single family homes. The high rise units are three bedroom apartments which were first occupied in the summer of 2018 to meet OBO's space and rent thresholds. The apartments are similar in size to many of the downtown units. Nichada is a suburban, open-layout, extremely pet friendly, gated community with many other occupants who are expats and from other diplomatic missions and international organizations. The compound boasts bike paths safe enough for middle/high school students, pools, gyms, grocery stores, tennis courts and more. Nichada is located

approximately 25 kilometers north of Bangkok in Nonthaburi. The landlord of each GSO leases property provides a shuttle service to the Embassy with a commute time anywhere from 40-60 minutes depending on traffic. There are multiple shuttles with varying schedules based on your neighborhood, leaving Nichada as early as 5:50 am with the latest one leaving around 5:30 pm. Those with non-traditional work schedules (or in agencies not on Embassy compounds) can find transportation a little challenging without shuttle service, however, other options include GRAB taxi, self-drive in Bangkok and carpool. The 2 main schools located within the Nichada compound area are ISB (International School Bangkok) and Rosemarie Academy, with other preschool schools located just outside the Nichada gates.